

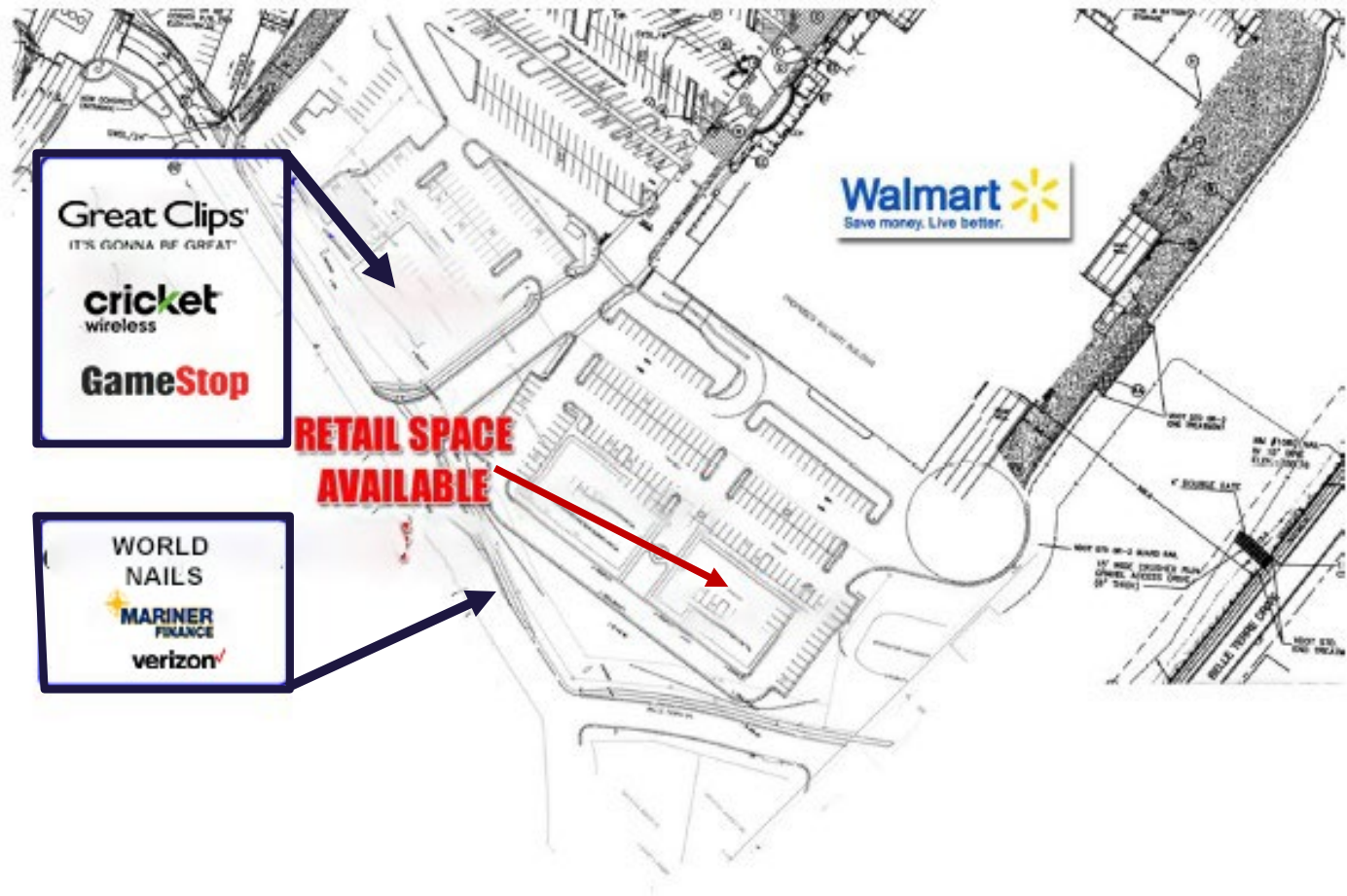


RETAIL FOR LEASE

3227 Old Forest Road
Lynchburg, Virginia

WALMART ANCHORED CENTER





PROPERTY HIGHLIGHTS

- Up to 10,000 SF of contiguous space available in a freestanding building, can divide
- Walmart shadowed anchored retail center
- Strong demographics
- Within ¼ mile of Lynchburg's largest private employers, Areva NP, Inc's North American headquarters approximately 1,600 employees
- Monument signage available
- Located between 2 colleges

ADJACENT RETAILERS /



Geographical Center of Lynchburg



12,600 students



2,700 students

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,956	44,916	94,136
AVG HH INCOME	\$75,474	\$94,108	\$89,598
HOUSEHOLDS	2,678	18,675	36,594
DAYTIME EMPLOYEES	5,758	54,527	116,488

ADJACENT RETAILERS



SITE AERIALS





For more information,
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